

ORDINANCE COMMITTEE

A G E N D A

TOWN OF CHINCOTEAGUE

October 10, 2007 - 5:30 P.M. – Council Chambers - Town Hall

CALL TO ORDER

ROLL CALL

OPEN FORUM / PUBLIC PARTICIPATION

AGENDA ADOPTION:

1. Retrofitting Fuel Tanks with Anchors (by Jared Anderson)
2. Committee Member Comments

ADJOURN:

MEMORANDUM

THE TOWN OF CHINCOTEAGUE

To: The Ordinance Committee

From: Jared B. Anderson, Town of Chincoteague Planner

Date: October 5, 2007

Subject: Fuel Tank Anchoring Ordinance

During the August 8, 2007 Ordinance Committee meeting staff made a presentation regarding the anchoring of fuel tanks (both oil and propane) either new or existing. Besides giving a PowerPoint presentation, staff also presented a FEMA-produced DVD entailing the importance of anchoring all fuel tanks.

Prior to the meeting staff sent a letter to each of the fuel service providers that service Chincoteague, inviting them to attend the meeting. Mr. Watson of Watson Gas in Temperanceville, and Mr. Flournoy of Suburban Propane attended the meeting.

In the past month staff sent out a letter to the same fuel service providers on behalf of the Mayor requesting that they anchor new and existing fuel tanks that they service. There was minimal response.

After our August 8, 2007 Ordinance Committee meeting staff indicated that they would be coming back with a draft ordinance for requiring all new and existing fuel tanks be anchored.

A motion could read “move to recommend to Council the following amendment to Chapter 30-Floods of the Town Code:

Section 30-7. Definitions

***Fuel Oil Tanks* for the purposes of this ordinance means any container greater than 10 gallons used for storage of fuel oil.**

***Propane or Liquefied Petroleum Gas Tanks* for the purposes of this ordinance means a container greater than 50 pounds, used for storage of propane.**

Section 30-19. Anchoring Fuel Tanks

All new and existing oil, and propane tanks must be anchored against floatation, collapse and lateral movement under flood conditions by means of an approved anchorage system or shall be installed at/or above base flood elevation and shall be set upon a firm foundation and supports to prevent floatation, collapse and lateral movement under flood conditions. It shall be unlawful to fill or refill any such tank that is not so anchored or elevated.

All new or replaced oil tanks shall have their vent pipe extend at least three feet above the top most portion of the body of the tank. This provision shall also apply to substantial improvement buildings and buildings experiencing repetitive loss.

All new or existing oil tanks must all be fitted with a Fill Tube Screw-on Tight-fit Cap with Gasket.”

Septic Tanks? What type of septic tank do we want to require to anchor?

Upon approval of this ordinance there would be a 12-month grace period before enforcement of this ordinance would commence.

We are recommending an anchoring system that FEMA has devised for fuel tanks that seems to be simple and relatively inexpensive. Attached are documents that explain this system in detail.

In amending our Floodplain Ordinance we need approval from the Virginia Department of Conservation and Recreation. Staff has tried to contact the agency and has yet to receive any reply.

Protecting Your Property From Flooding



FEMA

Are You at Risk?

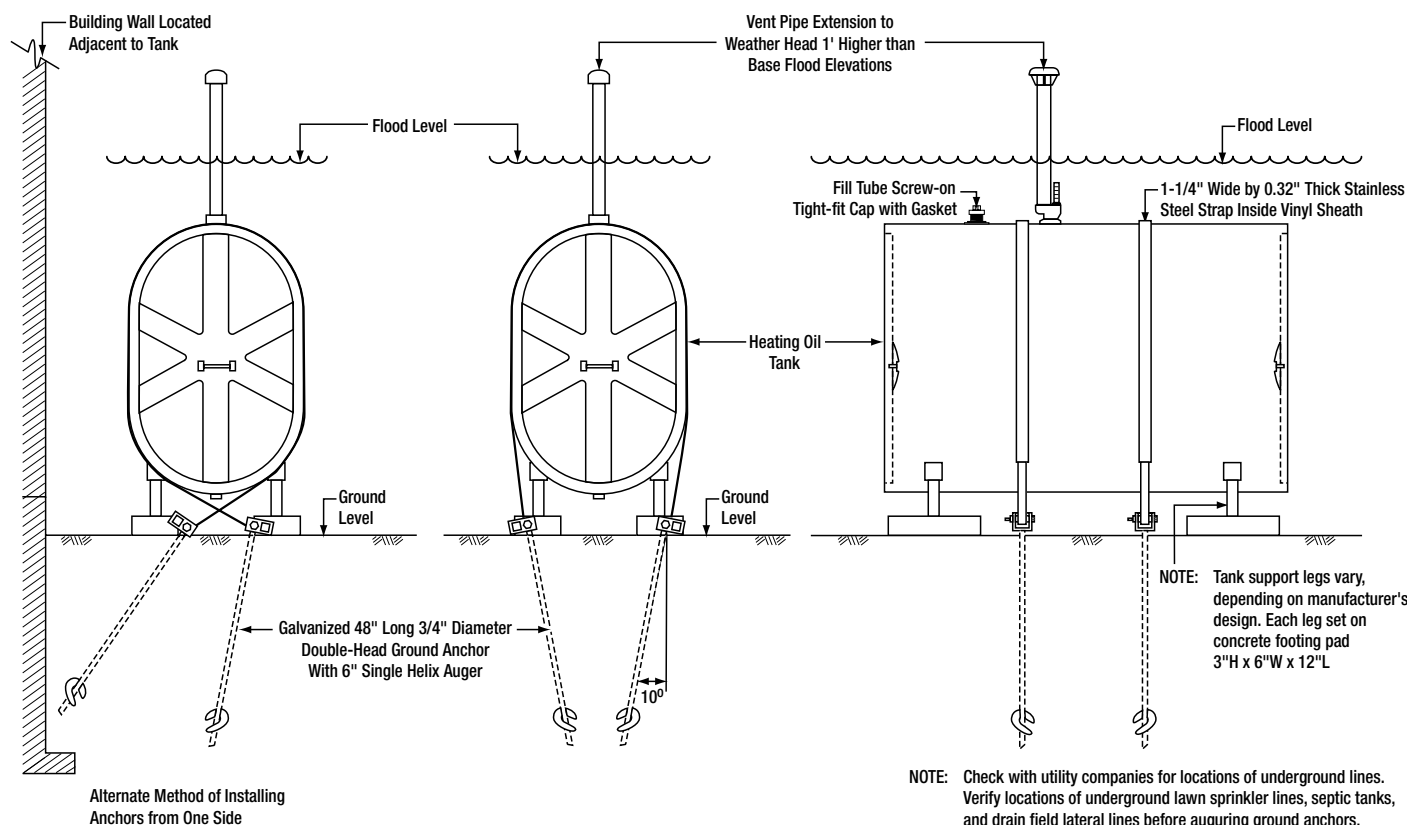
If you aren't sure whether your house is at risk from flooding, check with your local floodplain manager, building official, city engineer, or planning and zoning administrator. They can tell you whether you are in a flood hazard area. Also, they usually can tell you how to protect yourself and your house and property from flooding.

What You Can Do

Flood protection can involve a variety of changes to your house and property – changes that can vary in complexity and cost. You may be able to make some types of changes yourself; however, complicated or large-scale changes and those that affect the structure of your house or its electrical wiring and plumbing should be carried out only by a professional contractor licensed to work in your state, county, or city. One example of flood protection is anchoring fuel tanks. This is something that skilled homeowners can probably do on their own.

Anchor Outside Heating Oil Tanks

Unanchored heating oil tanks can be easily moved by flood waters. These tanks pose serious threats not only to you, your family, and your house, but also to public safety and the environment. An unanchored tank outside your house can be driven into your walls by flood waters, and it can be swept downstream, where it can damage other houses. As shown in the figure, one way to anchor an outside fuel tank is to secure it by running straps over it and attaching them to ground anchors. The ground anchors and straps described below are the same products that are required by building codes to tie-down mobile homes. These products are available from suppliers and installers that service the manufactured housing industry.



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FEMA

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Anchor Outside Propane Tanks

Unanchored propane tanks can be easily moved by flood waters. These tanks pose serious threats not only to you, your family, and your house, but also to public safety and the environment. Propane is stored in pressurized vessels as liquefied petroleum gas (LPG), which can be extremely volatile and potentially explosive if the tank is ruptured and the escaping LPG is ignited by a spark. An unanchored tank outside your house can be driven into your walls by flood waters, or can be swept downstream, where it can damage other houses. As shown in the figure, an inexpensive way to secure a horizontal outside propane tank is to install four ground anchors connected across the top of the tank with metal straps. Secure vertical tank (120-gallon, 420 lb. size) with two ground anchors. Set each anchor on opposite sides of vertical tank. Attach strap from each anchor to collar secured around top of tank. Attach another metal strap connected from one anchor to the other through tank base. The ground anchors and straps described below are the same products that are required by building codes to tie down mobile homes. These products are available from suppliers and installers that service the manufactured housing industry.

